

PB# 90-41

DUFFER'S HIDEAWAY

9-1-25.21

DUFFER'S HIDE-A-WAY (CUOMO) #90-41
WINDSOR HWY. (CARETAKER HOUSE) SITE PLAN
approved 7-18-91

Approved 7/18/91

General Receipt 11576

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Duff's Hide-A-Way \$ 25.00
Twenty-five and $\frac{00}{100}$ DOLLARS

For P/B Application Fee (#90-41)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1113		\$25.00

By Pauline B. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 11578

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Pauline B. Townsend, Town Clerk \$ 750.00
Seven Hundred Fifty and $\frac{00}{100}$ DOLLARS

For P/B Site Plan Minimum (#90-41)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1114		\$750.00

By Pauline B. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 12116

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Duff's Hide-A-Way \$ 100.00
One Hundred dollars and $\frac{00}{100}$ DOLLARS

For Duff's Hide-A-Way - P.B. #90-41 SP approval

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1570		100.00

By Pauline B. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Williamson Law Book Co., Rochester, N. Y. 14609

Town Clerk
Title

General Receipt

11578

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

August 20, 1990

Received of Pauline B. Townsend, Town Clerk \$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For P/B Site Plan Minimum (#90-41)

DISTRIBUTION

FUND	CODE	AMOUNT
Check #1114		\$750.00

By Pauline B. Townsend
Castelli
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

12116

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

July 12, 1991

Received of Duffers Hide-A-Way \$ 100.00

One hundred dollars and 00/100 DOLLARS

For Duffers Hide-A-Way - P.B. #90-41 SP approval

DISTRIBUTION

FUND	CODE	AMOUNT
Check #1570		100.00

By Pauline B. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

6/17/91
Eng. 388.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/27/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-41

NAME: DUFFER'S HIDE-A-WAY

APPLICANT: IMPELLITIERE, JERRY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	08/20/90	MUNICIPAL HIGHWAY	03/07/91	SUPERSEDED BY REV1
ORIG	08/20/90	MUNICIPAL WATER	08/21/90	APPROVED
ORIG	08/20/90	MUNICIPAL SEWER	09/04/90	APPROVED
ORIG	08/20/90	MUNICIPAL SANITARY	08/21/90	APPROVED
ORIG	08/20/90	MUNICIPAL FIRE	08/22/90	APPROVED
ORIG	08/20/90	PLANNING BOARD ENGINEER	03/07/91	SUPERSEDED BY REV1
REV1	03/07/91	MUNICIPAL HIGHWAY	/ /	
REV1	03/07/91	MUNICIPAL WATER	03/08/91	APPROVED
REV1	03/07/91	MUNICIPAL SEWER	/ /	
REV1	03/07/91	MUNICIPAL SANITARY	03/07/91	APPROVED
REV1	03/07/91	MUNICIPAL FIRE	03/11/91	APPROVED
REV1	03/07/91	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/27/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 90-41

NAME: DUFFER'S HIDE-A-WAY

APPLICANT: IMPELLITIERE, JERRY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/05/91	WORK SESSION APPEARANCE	REV.&SET FOR P.H.
01/03/91	WORK SESSION APPEARANCE	REVISE & RET. TO W.S
09/24/90	P.B. REFERRAL	SENT TO Z.B.A.
09/12/90	P.B. APPEARANCE	REFERRED TO Z.B.A.
	. NEED VARIANCE ON LOT AREA	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/12/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-41

NAME: DUFFER'S HIDE-A-WAY

APPLICANT: IMPELLITIERE, JERRY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/17/90	APPLICATION FEE	CHG	25.00		
08/17/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/12/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 90-41

NAME: DUFFER'S HIDE-A-WAY

APPLICANT: IMPELLITIERE, JERRY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/17/90	SITE PLAN MINIMUM	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

10 May 1991

MEMORANDUM

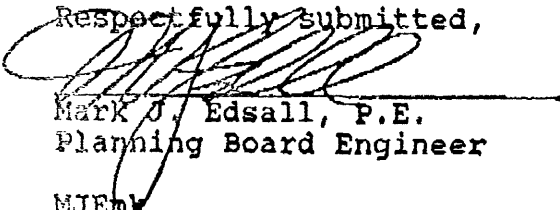
TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: DUFFERS HIDEAWAY SITE PLAN
NEW WINDSOR PLANNING BOARD 90-41

Pursuant to the conditional final approval for the subject site plan granted on 27 March 1991, I have reviewed the latest plan submitted to the Town on 7 May 1991. Please be advised that this plan appears to comply with the conditions of the conditional final approval; therefore, I am aware of no reason why this plan should not receive stamp of approval once all fees are paid.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:5-10-2E.mk

6/17/91 4:00 - Called Jerry - he will call me back.

PUBLIC HEARING: DUFFER'S HIDEAWAY SITE PLAN (90-41)
WINDSOR HIGHWAY

Mr. Paul Cuomo, Joseph Minuta and Jerry Impellittiere came before the Board representing this proposal.

MR. SCHIEFER: Paul, do you want to explain what this is all about?

MR. CUOMO: I wanted to introduce Joe Minuta, he's going to make the presentation and the owner is here, Jerry, if you have any questions.

MR. MINUTA: What we have here is we are proposing an addition to the existing building so that he can have an apartment for himself which he may act as a caretaker and for additional storage for the supplies.

MR. VAN LEEUWEN: Who is going to live there?

MR. IMPELLITTIERE: I am.

MR. SCHIEFER: Any of the Board members have any questions?

MR. PAGANO: Where is it going to be located?

MR. VAN LEEUWEN: Right on 32, he's going to put an addition behind the original clubhouse.

MR. SCHIEFER: I'm assuming this is the existing clubhouse right here?

MR. PAGANO: This is the addition?

MR. VAN LEEUWEN: Yes.

MR. SCHIEFER: No questions from the Board members, I'll open it up to the public. Any questions or comments from the public on this issue? If not, we'll close the public hearing portion of it and go back to the Board members.

MR. LANDER: The applicant went to the Zoning Board?

MR. CUOMO: Yes, it's marked on the plan there.

MR. LANDER: What was the outcome of that?

MR. CUOMO: That was 8-20, we went to the Zoning Board to get 6 acres instead of 20 and we were granted approval.

MR. SCHIEFER: It's the height, isn't it Paul?

MR. CUOMO: And the height, yes and we, there was a couple of things.

MR. LANDER: There was something about the acreage.

MR. CUOMO: We went to the Zoning Board twice.

MR. LANDER: Just recently?

MR. CUOMO: Just recently. We went for the--

MR. IMPELLITTIERE: It was for height and acreage.

MR. SCHIEFER: And the Zoning Board has granted both of those?

MR. CUOMO: Yes. Variance was granted on December 10th.

MR. VAN LEEUWEN: Was the perc done on the land?

MR. CUOMO: It's right here, 11 minutes per inch.

MR. VAN LEEUWEN: That's pretty good.

MR. CUOMO: Yes, it's pretty good out there.

MR. VAN LEEUWEN: Better than I thought it was.

MR. SCHIEFER: Mr. Babcock, do you have any comments on the mixed useage, the caretaker apartment and storage garage? Mr. Edsall's comment says it will serve as the caretaker apartment also storage and garage. No problem with that?

MR. BABCOCK: It depends on what they want to store in there but we can work that out at the building permit stage.

MR. SCHIEFER: It's okay with you, I just wanted to find out.

MR. PAGANO: He's going to have to be limited for flamables, isn't he?

MR. BABCOCK: Definitely. I don't think he's got to many flamables in this type of business really.

MR. PAGANO: Going to store gasoline for the tractors?

MR. IMPELLITTIERE: No, I put the mowers inside and that's all.

MR. VAN LEEUWEN: Just keep the mower and the tractor that you use to pick up the balls, you're going to keep it inside?

MR. IMPELLITTIERE: That's all.

MR. LANDER: Do you have anything from the Fire Inspector?

MR. SCHIEFER: I assume that's in place but I'll check. Approved by the Fire Department 8-22, municipal fire, sanitary sewer, municipal water have all been approved. No further questions. Somebody want to state position on the lead agency?

MR. VAN LEEUWEN: I so move.

MR. DUBALDI: I'll second it.

MR. SCHIEFER: Motion has been made and seconded that the Planning Board of the Town of New Windsor assume the position of lead agency under the SEQRA process on this application. Any discussion, if not we'll vote on it.

ROLL CALL:

Mr. Pagano	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

MR. SCHIEFER: Any comments on #5, gentlemen?

MR. DUBALDI: On the handicapped parking on the side, is there going to be a chain link fence going over to here or is the chain link fence just going to be from this point to this point? I know that there's kind of a cliff there now. It's steep there. Is there going to be any kind of a barrier now to prevent cars from going over into this area back in here?

MR. IMPELLITTIERE: We didn't plan it. We can put the curbing, show curbing.

MR. DUBALDI: You should put something there to prevent the cars from driving off the cliff. Just make sure you put something in there in the meantime or put some kind of a, you know, just so people don't go past the parking spot.

MR. SCHIEFER: This is down at the end, right?

MR. DUBALDI: No, up at the top. It goes down. Just put something in so the cars won't go in that far.

MR. VAN LEEUWEN: We normally don't vote on it tonight anyway unless the Board wants to.

MR. SCHIEFER: If there are no problems, there's no reason to hold it up but that's really up to you.

MR. CUOMO: That's a minor change we can do tomorrow.

MR. DUBALDI: Just make it subject to.

MR. SCHIEFER: Any other comments or questions?

MR. PAGANO: Is that going to be forever limited to a one family? I know it's a caretaker but assuming that the caretaker gets married and has children, are we going to limit this, you know, that there's no subdivision or, you know--

MR. VAN LEEUWEN: He really can't limit it.

MR. CUOMO: The law says caretaker, it's a limit, we're limited by town law.

MR. IMPELLITTIERE: To one family residence.

MR. CUOMO: He can't bring in extra families. He has to keep his own.

MR. LANDER: Is that by special permit?

MR. CUOMO: Yes, that's what we come for tonight.

MR. VAN LEEUWEN: That's what we vote on tonight, special permit.

MR. LANDER: We should have a time limit on the special permit.

MR. VAN LEEUWEN: We can do that if you want.

MR. SCHIEFER: Whoever makes the motion can incorporate that as the Board sees fit.

MR. IMPELLITTIERE: If it's limited by law, what difference does it make?

MR. LANDER: It's not limited. They don't have any

set limitations.

MR. KRIEGER: Not automatically limited by the law. The Board can put a limit on it.

MR. VAN LEEUWEN: You think that's necessary, Ron?

MR. LANDER: He was asking whether we have a caretaker or two families living there or whatever, if that comes up, what recourse do we have?

MR. VAN LEEUWEN: The Building Inspector can raise a little hell with him and the Tax Assessor gets a hold of it.

MR. KRIEGER: If he puts more than one family, then he's in violation of the town law and subject to criminal penalties.

MR. LANDER: Twenty-five (25) dollar fine.

MR. VAN LEEUWEN: No, not in front of Suttelhan, I watched him in there the other night.

MR. KRIEGER: It would be even more than that, not only just going to court and the fine. If he didn't correct the situation, he'd be back again and back again and we'd have a daily fine or subject to being brought back again and again.

MR. VAN LEEUWEN: If it's a corporation, you have to bring an attorney in.

MR. SCHIEFER: By law, it's one family. Should we limit the time that's the question so anybody wants to make a motion if they want to do that, they can incorporate that. Any further discussion?

MR. VAN LEEUWEN: I'll make a motion to approve it.

MR. SCHIEFER: Subject to?

MR. VAN LEEUWEN: The comments that Carmen made on the fence.

MR. EDSALL: You didn't close SEORA. You should, I would think that you might want to declare this an unlisted action and could consider a negative declaration.

MR. VAN LEEUWEN: I make a motion to declare a negative declaration.

MR. PAGANO: I'll second it.

ROLL CALL:

Mr. Pagano	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. LANDER: Does this have to go to the Orange County Planning now?

MR. EDSALL: Is that the identical plan that was forwarded to them as part of the Zoning Board of Appeals application?

MR. CUOMO: Yes, this is identical. We didn't change the plan.

MR. VAN LEEUWEN: Ron, do you really want to put a limit on that?

MR. SCHIEFER: Does it have to go to Orange County Planning?

MR. LANDER: We don't want to take a vote and then have it go to Orange County Planning and come back again.

MR. EDSALL: If this was forwarded, identical plan as part of the referral to the Zoning Board of Appeals then--

MR. KRIEGER: Then it doesn't have to go. It's gone once already. If there's a change, then it would have to go. If it's identical, it doesn't.

MR. LANDER: There was a change. We are adding on here.

MR. KRIEGER: No, no, from the Zoning Board, not from the prior one because there is a change.

MR. EDSALL: Ron, this was forwarded to the Zoning Board of Appeals or to the Orange County Planning Department as part of the Zoning Board of Appeals action so as long as it hasn't been changed, it shouldn't be a problem.

MR. SCHIEFER: Any other concerns? Okay, we have a motion to approve this subject to Mr. Dubaldi's comments on the protection by the disabled parking area. Do we have a second?

MR. DUBALDI: I'll second it.

MR. VAN LEEUWEN: Ron, let me say one thing before we go ahead with this thing. If you have a reason why you want to put it in say so because you don't bring something up unless you mean it.

MR. LANDER: Normally, special permits we do put a limitation on it. Normally, special permits we do.

MR. VAN LEEUWEN: Do you want to put a limitation of 5 years review it in 5 years?

MR. KRIEGER: If you do, you're obligating the Planning Board to adding to its agenda and adding to its workload. That's your prerogative.

MR. VAN LEEUWEN: It's not necessary but if you want it, I'll put it in.

MR. LANDER: I'm only one person here.

MR. VAN LEEUWEN: If you think it's valid, I'll put it in, Ron, in some cases you're right, when you have different changes of businesses going in then you limit things.

MR. SCHIEFER: Mike, if they change the use of this to something else, don't they have to come back to us for a change of use so that's automatic?

MR. BABCOCK: Yes.

MR. SCHIEFER: I was just asked that question. I thought that part would be automatic so we don't have to comment on that.

MR. DUBALDI: That would void the special permit.

MR. SCHIEFER: If they want to change the use, they'd have to come back for the change of use but as long as it's a caretaker apartment, it's from here on out they don't have to come back. That's the way I hear it right now.

MR. LANDER: No problem.

ROLL CALL:

Mr. Pagano	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. LANDER: Before this map gets stamped, we have to either put the curb in here or we have to take the curb off the plan. It's not there so before it gets stamped, it has to be off there.

MR. BABCOCK: We are going to get new plans?

MR. LANDER: Yes, it's got to be off there.

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DECISION GRANTING
AREA VARIANCESGERARD I. IMPELLITTIERE, JR.
d/b/a Duffer's Hide-a-Way

#90-34

-----X

WHEREAS, GERARD I. IMPELLITTIERE, JR., d/b/a Duffer's Hide-a-Way, 139 Windsor Highway, New Windsor, N. Y. 12553, has made application before the Zoning Board of Appeals for 13.31 acres lot area and 5 ft. building height variances to construct a caretaker's apartment at the above location in a C zone; and

WHEREAS, a public hearing was held on the 10th day of December, 1990 before the Zoning Board of Appeals at the Town Hal, New Windsor, New York; and

WHEREAS, appearing in behalf of applicant was engineer, Paul V. Cuomo, P. E., Martin Rogers and Salvatore Minuta; and

WHEREAS, there were two (2) spectators appearing in opposition to the application. Mr. Robert Borchert whose fruit orchard adjoins the Impellittiere property, complained that Mr. Impellittiere does not need a caretaker's apartment since his business is seasonal. Mr. James DeCrosta, the second spectator, also objected to the granting of the variance on the same ground.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to vary the bulk regulations with regard to lot area and building height in order to construct a caretaker's apartment incidental to his driving range located at the above address in an a C zone.

3. The evidence presented by Applicant substantiated the fact that the variance aforesaid would be required in order for applicant to construct a caretaker's apartment, on a site which is smaller than 20 acres in a proposed building which is five (5) feet higher than the maximum allowed building height, and which otherwise would conform to the bulk regulations contained in the C zone.

4. The evidence presented by the applicant further indicated that the applicant appeared before the Planning Board on several occasions with various stages of the development of the subject property. At some point in time, when the property was zoned PI, the applicant showed on his plan the caretaker's apartment which was then a permitted special permit use in the PI zone and for which the applicant had more than sufficient acreage. The Planning Board requested that the caretaker's apartment be removed from the plan, at that time, since the Planning Board apparently desired to pursue other aspects of the application and deal with the special use permit for the caretaker's apartment separately. The applicant complied with the Planning Board request. When the applicant subsequently reached the stage of restoring the caretaker's apartment to the plan, it appeared that the Town Board had amended the zoning map and that the applicant's parcel was now zoned C. The caretaker's apartment was a permitted special permit use in the C zone, but the applicant's parcel now had deficient acreage because the minimum acreage required for a caretaker's apartment in a C zone is 20 acres, while the minimum acreage when the property was zoned PI was 5 acres for the applicant's use.

5. The zone change from PI to C was not requested by this applicant.

6. It appears that the Planning Board request that the applicant delay his special permit use application in the caretaker's apartment inadvertently necessitated this area variance application due to the change in the zone while the applicant's proposals were pending before the Planning Board.

7. The evidence presented by the applicant further indicated that the applicant has many large pieces of equipment to protect and store. Thus a storage area would be required on the first floor of the clubhouse, and the applicant would reside in the apartment proposed for the upper floor, if granted the necessary area and height variances. Applicant stressed in his application that due to fact that he experienced vandalism to the property in the past, he felt residing on the premises would cut down on this recurring problem, due to the fact that there were no close neighbors residing in the area.

8. The applicant has shown significant economic injury since the cost of the parcel, as it was formerly zoned, presumably included the potential of a caretaker's apartment as a special permit use, given the fact that there apparently was adequate acreage. Solely by reason of the zone change, the value of the parcel, as it is presently zoned, presumably was diminished because, without any change in the property, it now had deficient acreage for a caretaker's apartment as a special permit use to which the property was reasonably adapted solely by virtue of the zone change while his development proposals were pending.

9. The applicant has made a sufficient showing of practical difficulty despite the substantial area variance requested.

10. The requested height variance is not substantial in relation to the required bulk regulations.

11. The requested variances will not result in substantial detriment to adjoining properties nor change the character of the neighborhood.

12. The requested variances will produce no effect on the population density or governmental facilities.

13. There is no other feasible method available to applicant which can produce the necessary results other than the variance procedure.

14. The interest of justice would not be served by allowing the granting of the requested variances.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 13.31 acre lot area and 5 ft. building height variance as sought by applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: January 28, 1991.


Chairman

(ZBA DISK#5-053085.FD)

P 326 565 032

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to DEHOFF DEVELOPMENT	
Street and No. 245 1ST AVE SUITE 2207	
P.O., State and ZIP Code NEW YORK N.Y. 10016	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	

June 1985

U.S.G.P.O. 1989-234-555

P 326 565 026

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to ANN LOUISE BORCHERT	
Street and No. LATINTOWN RD	
P.O., State and ZIP Code MARLBORO N.Y. 12540	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	
Postmark or Date	

PS Form 3800, June 1985

P 326 565 023

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to DOO JOSEPH Kim	
Street and No. 425 ANGOLA RD	
P.O., State and ZIP Code CORNWALL NY 12518	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	

June 1985

U.S.G.P.O. 1989-234-555

P 326 565 028

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to JOE MARABAY	
Street and No. ROSEMARY LAKE	
P.O., State and ZIP Code NEW WINDSOR N.Y. 12553	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	
Postmark or Date	

PS Form 3800, June 1985

P 326 565 025

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to HERBERT REDL	
Street and No. 240 NORTH RD.	
P.O., State and ZIP Code POUGHKEEPSIE N.Y. 12602	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	

June 1985

U.S.G.P.O. 1989-234-555

P 326 565 027

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to PATRICIA BELIO	
Street and No. 7 FRANKLIN AVE	
P.O., State and ZIP Code NEW WINDSOR N.Y. 12553	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	
Postmark or Date	

PS Form 3800, June 1985

P 326 565 029

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	ANGELMA TALMADGE
Street and No.	154 WINDSOR HWY
P.O., State and ZIP Code	NEW WINDSOR, N.Y. 12553
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	
Postmark or Date	MAR 8 1991

PS Form 3800, June 1985

P 326 565 030

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	ROBERT STRACK
Street and No.	114 WINDSOR HWY
P.O., State and ZIP Code	NEW WINDSOR, N.Y. 12553
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	
Postmark or Date	MAR 8 1991

PS Form 3800, June 1985

P 326 565 031

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	CALUET TOOL RENTAL
Street and No.	P.O. BOX 4333
P.O., State and ZIP Code	NEW WINDSOR, N.Y. 12553
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	
Postmark or Date	MAR 8 1991

PS Form 3800, June 1985

P 326 565 034

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	ST. JOSEPH
Street and No.	6 ST. JOSEPH PL
P.O., State and ZIP Code	NEW WINDSOR, N.Y. 12553
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	MAR 8 1991

PS Form 3800, June 1985

P 326 565 033

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	LACASA DORO INC
Street and No.	8108 AVE L
P.O., State and ZIP Code	BROOKLYN, N.Y. 11236
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	
Postmark or Date	MAR 8 1991

PS Form 3800, June 1985

PLANNING BOARD
TOWN OF NEW WINDSOR

OF: 07/12/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

R PROJECT NUMBER: 90-41

NAME: DUFFER'S HIDE-A-WAY

APPLICANT: IMPELLITIERE, JERRY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/17/90	SITE PLAN MINIMUM	PAID		750.00	
06/17/91	P.B. ENGINEER FEE	CHG	388.00		
		TOTAL:	388.00	750.00	-362.00

Please issue a check
in the amount of \$362.00 to:

Duffer's Hide-a-Way
139 Windsor Hwy.
New Windsor, N.Y. 12553

Gave to L. Reis 7/12/91 @



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

November 5, 1990

Jerry Impellittiere
139 Windsor Highway
New Windsor, NY 12553

Re: Tax Map Parcel #9-1-25.21
Duffer's Hide-A-Way

Dear Mr. Impellittiere:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$25.00, which you have already paid in the form of a deposit.

Sincerely,

Leslie Cook/CP

LESLIE COOK
Sole Assessor

LC/cp
Attachment

cc: Patricia Barnhardt

9-1-25

✓ LaCasa D'Oro, Inc.
c/o Anthony Clemenza
8108 Avenue L
Brooklyn, NY 11236 X

✓ Roman Catholic Church of St. Joseph
6 St. Joseph Place
New Windsor, NY 12553 X

(1) ✓ Denhoff Development Corp.
245 Fifth Avenue
Suite 2205
New York, NY 10016 X

✓ Calvet Tool Rental & Servicenter Inc.
PO 4333
New Windsor, NY 12553

✓ Strack, Robert A. & Beverly A.
114 Windsor Highway
New Windsor, NY 12553 X

✓ Kim, Doo Joseph
425 Angola Rd.
Cornwall, NY 12518 X

9-1-24

✓ Redl, Herbert H.
240 North Rd.
Houghspsie, NY 12602 X

9-2-5, 2

✓ Berchert, Anne Louise
Lattintown Rd.
Marlboro, NY 12542 X

✓ Delio, Patricia A.
7 Franklin Ave.
New Windsor, NY 12553 X

✓ Maraday, Joseph C. & Edith R.
Rosemary Lane
New Windsor, NY 12553 X

✓ Talmadge, Angelina
154 Windsor Highway
New Windsor, NY 12553 X

AFFIDAVIT OF MAILING

STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEW WINDSOR

SS:

Jerry Impelittiere BEING DULY SWORN,
deposes and says, I am a resident of 3 Hilltop Drive
New Windsor, New York 12553 and that on the 27 day of

March 1991 I mailed the annexed Notice of Public
Hearing to each of the parties hereinafter named by depositing in
a United States Post Office or official depository at _____

New Windsor, New York a true copy of said notice, each
properly enclosed in a securely sealed, post-paid wrapper, marked

"CERTIFIED MAIL, RETURN RECEIPT REQUESTED", directed respectively
to each of the following parties at the address set opposite
their names:

NAME	ADDRESS
1. JOE MARADAY	ROSEMARY LANE NEW WINDSOR
2. LACASA DORO INC. ANTHONY CLEMENZA	8108 AVE L BROOKLYN N.Y. 11236
3. ANGELINA TALMADGE	154 WINDSOR HWY NEW WINDSOR
4. DOO JOSEPH Kim	425 ANGOLA RD CORNWALL, N.Y. 12518
5. HERBERT REDL	240 NORTH RD. TOWNKEEPSE N.Y. 12602
6. ST JOSEPH CHURCH	6 ST JOSEPH PL. NEW WINDSOR
7. PATRICIA DELIO	7 FRANKLIN AVE NEW WINDSOR
8. ANNE LOUISE BIRCHERT	LATTINTOWN RD. MARLBORO, N.Y. 1254
9. CALVET TOOL RENTAL	P.O. BOX 4333 NEW WINDSOR
10. ROBERT + BEVERLY STRACK	114 WINDSOR HWY NEW WINDSOR,
11.	
12.	
13.	
14.	
15.	

Sworn before me this

Signed Jerry Impelittiere

27th day of March 1991

Patricia E. O'Brien
Notary Public

PATRICIA E. O'BRIEN
Notary Public, State of New York
Residing in County of Orange
No. 4641496
Commission Expires Feb. 28, 1992

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on March 27, 1991 at 7:30 P.M. on the approval of the

proposed (Subdivision of Lands)*

(Site Plan)* OF Duffers Hideaway

located Rt 32, New Windsor, New York 12553

Map of the (Subdivision of Lands)(Site Plan)* is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: March 6, 1991

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

Carl Schiefer

Chairman

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.

NEW WINDSOR ZONING BOARD OF APPEALS

In the Matter of the Application of

GERARD I. IMPELLITTIERE, JR.
d/b/a Duffer's Hide-a-Way

DECISION GRANTING
AREA VARIANCES

#90-34

WHEREAS, GERARD I. IMPELLITTIERE, JR., d/b/a Duffer's Hide-a-Way, 139 Windsor Highway, New Windsor, N. Y. 12553, has made application before the Zoning Board of Appeals for 13.31 acres lot area and 5 ft. building height variances to construct a caretaker's apartment at the above location in a C zone; and

WHEREAS, a public hearing was held on the 10th day of December, 1990 before the Zoning Board of Appeals at the Town Hal, New Windsor, New York; and

WHEREAS, appearing in behalf of applicant was engineer, Paul V. Cuomo, P. E., Martin Rogers and Salvatore Minuta; and

WHEREAS, there were two (2) spectators appearing in opposition to the application. Mr. Robert Borchert whose fruit orchard adjoins the Impellittiere property, complained that Mr. Impellittiere does not need a caretaker's apartment since his business is seasonal. Mr. James DeCrosta, the second spectator, also objected to the granting of the variance on the same ground.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to vary the bulk regulations with regard to lot area and building height in order to construct a caretaker's apartment incidental to his driving range located at the above address in an a C zone.

3. The evidence presented by Applicant substantiated the fact that the variance aforesaid would be required in order for applicant to construct a caretaker's apartment, on a site which is smaller than 20 acres in a proposed building which is five (5) feet higher than the maximum allowed building height, and which otherwise would conform to the bulk regulations contained in the C zone.

4. The evidence presented by the applicant further indicated that the applicant appeared before the Planning Board on several occasions with various stages of the development of the subject property. At some point in time, when the property was zoned PI, the applicant showed on his plan the caretaker's apartment which was then a permitted special permit use in the PI zone and for which the applicant had more than sufficient acreage. The Planning Board requested that the caretaker's apartment be removed from the plan, at that time, since the Planning Board apparently desired to pursue other aspects of the application and deal with the special use permit for the caretaker's apartment separately. The applicant complied with the Planning Board request. When the applicant subsequently reached the stage of restoring the caretaker's apartment to the plan, it appeared that the Town Board had amended the zoning map and that the applicant's parcel was now zoned C. The caretaker's apartment was a permitted special permit use in the C zone, but the applicant's parcel now had deficient acreage because the minimum acreage required for a caretaker's apartment in a C zone is 20 acres, while the minimum acreage when the property was zoned PI was 5 acres for the applicant's use.

5. The zone change from PI to C was not requested by this applicant.

6. It appears that the Planning Board request that the applicant delay his special permit use application in the caretaker's apartment inadvertently necessitated this area variance application due to the change in the zone while the applicant's proposals were pending before the Planning Board.

7. The evidence presented by the applicant further indicated that the applicant has many large pieces of equipment to protect and store. Thus a storage area would be required on the first floor of the clubhouse, and the applicant would reside in the apartment proposed for the upper floor, if granted the necessary area and height variances. Applicant stressed in his application that due to fact that he experienced vandalism to the property in the past, he felt residing on the premises would cut down on this recurring problem, due to the fact that there were no close neighbors residing in the area.

8. The applicant has shown significant economic injury since the cost of the parcel, as it was formerly zoned, presumably included the potential of a caretaker's apartment as a special permit use, given the fact that there apparently was adequate acreage. Solely by reason of the zone change, the value of the parcel, as it is presently zoned, presumably was diminished because, without any change in the property, it now had deficient acreage for a caretaker's apartment as a special permit use to which the property was reasonably adapted solely by virtue of the zone change while his development proposals were pending.

9. The applicant has made a sufficient showing of practical difficulty despite the substantial area variance requested.

10. The requested height variance is not substantial in relation to the required bulk regulations.

11. The requested variances will not result in substantial detriment to adjoining properties nor change the character of the neighborhood.

12. The requested variances will produce no effect on the population density or governmental facilities.

13. There is no other feasible method available to applicant which can produce the necessary results other than the variance procedure.

14. The interest of justice would not be served by allowing the granting of the requested variances.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 13.31 acre lot area and 5 ft. building height variance as sought by applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: January 28, 1991.


Chairman

(ZBA DISK#5-053085.FD)

SEND REPORT FROM ENG. FROM WIND IN
THE WILLOWS

ZONING BOARD OF APPEALS
Regular Session

December 10, 1990

AGENDA: *Revised*

7:30 p.m. - ROLL CALL

Motion to accept minutes of 11/22/90 meeting as written.

PRELIMINARY MEETINGS:

SET UP FOR

PUBLIC

HEARING

(1) BABCOCK, KENNETH - Request for 80 s.f. area and 11 ft. street setback for replacement of sign at location on Temple Hill Road in a C zone.

SET UP

FOR PUBLIC

HEARING

(2) PAIGE, CLIFFORD - Request for 7 ft. side yard variance to construct addition on existing single-family residential dwelling located at 21 Knox Drive in R-4 zone. Present: Mark Spiritos of Marksons Affiliates, Inc.

TABLE

(3) SMALL TOWN LAND, INC. - Request for discussion. Present: Donald Tracy, Esq. representing applicant.

TABLE

(4) WIND IN THE WILLOWS - Second preliminary meeting. Request for day care center on Walsh Road in a PI zone.

PUBLIC HEARINGS:

APPROVED

(5) IMPELLITTIERE, GERARD (DUFFER'S) - Request for 13.31 acres lot area and 5 ft. maximum building height variances for accessory use (caretaker's apartment) at outdoor recreational facility located in C zone. Present: Paul V. Cuomo, P.E. and Salvatore Minuta.

APPROVED

(6) DENHOFF DEVELOPMENT CORP. - Request for (1) 23.34 ft. maximum building height variance for building and (2) 38.34 ft. maximum building height variance for clock tower for construction of commercial mini-mall on NYS Rt. 32 (Calvet property) in C zone. Present: Greg Shaw, P.E.

FORMAL DECISIONS:

- (1) DIDONATO, EDNA
- (2) HAIGHT, ROBERT
- (3) BENGHA, JOSEPH
- (4) MC GUINNESS, MIKE

APPROVED

Pat 565-8550 - (o)
562-7107 - (h)

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on March 27, 1991 at 7:30 P.M. on the approval of the

proposed ~~(Subdivision of Lands)*~~

(Site Plan)* OF Duffers Hideaway

located Rt 32, New Windsor, New York 12553

Map of the (Subdivision of Lands)(Site Plan)* is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: March 6, 1991

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

Carl Schiefer

Chairman

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 90 - 41
WORK SESSION DATE: 3 Jan '91 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: (Yes) REQUIRED: Yes
PROJECT NAME: Duffers and set date
PROJECT STATUS: NEW _____ OLD X for P/H
REPRESENTATIVE PRESENT: PVC @ next w/s.
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. Bob A.
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

compl. Bulk on SP-2 - reference variances
variance grant 12-10-90
- need to schedule P/H - assess list
- new SDS design
to return to W/S



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

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New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 90-41
WORK SESSION DATE: 5 MAR '91
REAPPEARANCE AT W/S REQUESTED: No APPLICANT RESUB.
REQUIRED: Updated Plans
PROJECT NAME: Differs Caretaker
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: PVC/Jerry I /
TOWN REPS PRESENT: BLDG INSP. ✓
FIRE INSP. Rich
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Call out Clubhouse addition and Caretaker res.
- move reserved pks signs.

They should set up for P/H
Probably for April 10

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 11 March 1991

SUBJECT: Duffer's Hide-A-Way, Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-90-41

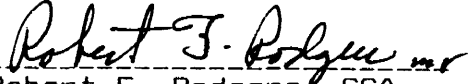
DATED: 6 March 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-017

A review of the above referenced subject site plan was conducted on 11 March 1991.

This site plan is acceptable.

PLANS DATED: 16 August 1990 & 3 December 1990.


Robert F. Rodgers, CCA
Fire Inspector

RFR:mr
Att.

✓
CC:M.E.

3-8-9

MAR - 6 1991

90-41

Revision 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

subdivision _____ as submitted by

Paul V. Cuomo for the building or subdivision of
Duffas Hide-a-way has been
reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

This property has town water servicing it

HIGHWAY SUPERINTENDENT

Stan D.D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
cc: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY ENGINEER~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the ~~Site Approval~~

Elevations

subdivision _____ as submitted by

Paul V. Cuomo for the building or subdivision of

Duffess Hide-A-Way _____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynnam R. Masten Jr

SANITARY SUPERINTENDENT

March 7, 1991
DATE

ZONING BOARD OF APPEALS
Regular Meeting
October 22, 1990

AGENDA:

7:30 p.m. - ROLL CALL

Motion to accept minutes of 9/24/90 meeting as written.

TABLE

SET UP
FOR
PUBLIC
HEARING

SET UP
FOR
PUBLIC
HEARING

SET UP
FOR
PUBLIC
HEARING

1. ✓ BOAST, RYAN - Request for variance to permit addition to nonconforming garage located at 33 Meriline Avenue in an R-4 zone.

2. DUFFER'S HIDE-A-WAY - Request for 13.31 ^{ACRES} ~~sq. ft.~~ lot area variance for accessory use (caretaker's apartment) at outdoor recreational facility. Present: Jerry Impellitiere. Referred by Planning Board. (P.B.) AND ~~5' HEIGHT~~ HEIGHT

132 FIVE FEET
3. / BOSS GLASS INDUSTRIES - Request for 6.7 ft. front yard and ~~25~~ parking space variance for an existing building located at 335 Temple Hill Road in a Planned Industrial (PI) zone. Present: William Squires, P. E. (P.B.)

4. DENHOFF DEVELOPMENT CORP. - Request for (1) ~~23.34 ft. maximum~~ bldg. height variance for building and (2) 38.34 ft. maximum bldg. height for clock tower for construction of commercial mini-mall on NYS Rt. 32 (front portion of Calvet Tool Rental property) in C zone. Present: Greg Shaw, P.E. (Ref. by P.B.) (P.B.)

PUBLIC HEARING:

APPROVED 5. ✓ DI DONATO, EDNA - Request for 7 ft. side yard and 8 ft. rear yard to install a storage shed on property located at 18 Clancy Avenue in an R-4 zone.

TABLE

6. ✓ BENGHA, JOSEPH - Request for 11 ft. frontyard variance to construct addition including deck to residence at 17 Valley View Drive in Beaver Dam Lake - R-4 zone.

APPROVED

7. HAIGHT, ROBERT R. - Request for 7,275 s.f. lot area and 25 ft. lot width for construction of single family residential dwelling on Windsor Terrace in R-4 zone. Present: Lawrence X. Kennedy, Esq.

FORMAL DECISIONS: (1) BOTHWELL APPROVED

PAT 565-8550 (O)
562-7107 (H)

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 90-41

DATE: 21 SEPT 90

APPLICANT: Duffer's Hide-a-Way

#1 OCT 22 1990
SET UP FOR PUBLIC HEARING

#2 12-10-90
PUBLIC HEARING,
APPROVED

~~REVISED~~ 13 Hilltop Drive
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED _____

FOR (~~SUBDIVISION~~ - SITE PLAN) DUFFER'S HIDEAWAY ^{PROPOSED}

LOCATED AT N.Y.S. ROUTE 32

^{CARETAKER}
^{ADDITION}

ZONE D

DESCRIPTION OF EXISTING SITE: SEC: 9 BLOCK: 1 LOT: 25.21

ACCESSORY USE FOR CARE TAKERS APT.

WITH OUTDOOR RECREATION SITE.

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

LOT AREA VARIANCE REQUIRED FOR

ACCESSORY USE. (ALSO SPECIAL PERMIT USE)


PLANNING BOARD CHAIRMAN
EARL SCHEIFER

<u>REQUIREMENTS</u>	<u>VALUES SHOWN FOR ACCESSORY USE</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>C</u>	USE <u>SPEC. PMT. #10</u>		
MIN. LOT AREA	<u>20 ACRES</u>	<u>6.69</u>	<u>13.31</u>
MIN. LOT WIDTH	<u>300 FT.</u>	<u>383.82</u>	<u>—</u>
REQ'D FRONT YD	<u>100 FT.</u>	<u>106 —</u>	<u>—</u>
REQ'D SIDE YD.	<u>100 FT</u>	<u>105 —</u>	<u>—</u>
REQ'D TOTAL SIDE YD.	<u>200 FT</u>	<u>313</u>	<u>—</u>
REQ'D REAR YD.	<u>100 FT</u>	<u>583</u>	<u>—</u>
REQ'D FRONTAGE	<u>100 FT</u>	<u>383</u>	<u>—</u>
MAX. BLDG. HT.	<u>* 18 FT</u>	<u>* 23 FT</u>	<u>* 5 FT</u>
FLOOR AREA RATIO	<u>N-A</u>	<u>—</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N-A</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE	<u>20</u> %	<u>20 MAX</u> %	<u>—</u> %
O/S PARKING SPACES	<u>2</u>	<u>2</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-565-8550) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: ~~1/10/14~~, APPLICANT, P.B. ENGINEER, ~~R.B.~~ FILE

DUFFER'S HIDEAWAY:

Paul Cuomo and Jerry Impelletierre came before the Board presenting this proposal.

BY MR. CUOMO: This is the site plan for Duffer's Hideaway. We were going to do some change sin here so for the sake of clarity we located everything geometrically and we blew up the size so you could see what was going on. Basically what we are here for tonight is a caretaker's house or apartment, whatever you want to call it, living quarters that will be next to the clubhouse.

BY MR. LANDER: Is this an as-built drawing?

BY MR. CUOMO: Yes, the drawing is as-built. As I said before, everything is geometrically measured out and as- built. The only thing that is proposed on this drawing that we'd like to have the Board consider is the caretaker's.

BY MR. VANLEEUEWEN: What is it going to be constructed out of, Texture-111?

BY MR. CUOMO: Oh, I can ask the owner that. We didn't get into that.

BY MR. VANLEEUEWEN: What is it going to be constructed out of? Are you going to use vinyl siding, wood siding to dress it up?

BY MR. IMPELLETIERRE: Oh, yes, it's going to match what is there. The front part section is going to be an addition onto the showroom and then in the back would be living quarters.

BY MR. MCCARVILLE: What is the third story proposed planned 60 square foot going to be used for? Is that a showroom?

BY MR. IMPELLETIERRE: Yes, it says owner caretaker's. What this is, the --

BY MR. EDSALL: You will have to change the parking calculation.

BY MR. CUOMO: We computed this on the basis the whole thing was going to be the owner's caretaker's

September 12, 1990

71

house. We did have to change the parking.

BY MR. VANLEEUEWEN: Are you going to live there yourself?

BY MR. IMPELLETIERRE: Yes.

BY MR. MCCARVILLE: That would be 3,000 square foot, that would be a nice caretaker's apartment.

BY MR. IMPELLETIERRE: No, it's not --

BY MR. LANDER: Do we need a special permit for that?

BY MR. EDSALL: Yes, that is comment number three.

BY MR. MCCARVILLE: I'd like to see some real details as far as what this would be used for.

BY MR. CUOMO: Would you like to see an elevation of it? We will give you an architectural elevation.

BY MR. VANLEEUEWEN: I'd like to have an idea what is going to look like.

BY MR. LANDER: Mark is also looking for sanitary.

BY MR. SOUKUP: Did we resolve the question of one apartment or two?

BY MR. EDSALL: Yes, actually the front portion is an extension of the clubhouse and rear portion is the living quarters.

BY MR. SOUKUP: Is that a single living quarters, single family living quarters?

BY MR. IMPELLETIERRE: Yes.

BY MR. SCHIEFER: The owner is the caretaker?

BY MR. SOUKUP: Just one dwelling unit, one family, one unit, one kitchen, one bath?

BY MR. IMPELLETIERRE: Yes.

BY MR. EDSALL: You have to resolve the parking

based on the square footage.

BY MR. VANLEEUEWEN: Show us what it is going to look like and I have no problem with it.

BY MR. LANDER: Relocating what is here, the septic system?

BY MR. CUOMO: Yes, he wants details on that.

BY MR. VANLEEUEWEN: You are going to have sewer there anyway shortly.

BY MR. CUOMO: I have to show it.

BY MR. VANLEEUEWEN: Did it go to bid?

BY MR. EDSALL: It's at the D.E.C. now. The district has already been created.

BY MR. LANDER: The only problem I have with this drawing here is that states there is a concrete curb in the front and there isn't any.

BY MR. DUBALDI: By the front parking spaces.

BY MR. IMPELLETIERRE: That's been waived.

BY MR. LANDER: It hasn't been waived by this Board.

BY MR. IMPELLETIERRE: Excuse me, the letter has been turned in two or three times. It should be on file that the front curb was waived by the D.O.T.

BY MR. LANDER: D.O.T. has no right waiving anything. There is a letter on file. The only thing they have to do with this is the entrance curbing coming in.

BY MR. MCCARVILLE: He's talking about along the parking lot.

BY MR. LANDER: I asked if there was an approved plan with a curb on it. If there is not going to be a curb on there, we are changing the plan and if we are changing the plan, take it off, shouldn't be on there.

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BY MR. VANLEEUEWEN: He's got a curb on there now.

BY MR. DUBALDI: He's showing a curb.

BY MR. VANLEEUEWEN: Either take it off or show it to us.

BY MR. EDSALL: I don't believe it was ever deleted from the site plan but more important issue so that they can keep moving, they need a variance because the special permit use requires more acreage than they have, so you got to send them to the Zoning Board of Appeals to get a variance for the living quarters. So you might as well send them along their way so they can keep moving. They have to come back.

BY MR. CUOMO: That is where we got these to bulk tables here. This is rather complicated.

BY MR. IMPELLETIERRE: We need a special permit.

BY MR. VANLEEUEWEN: Make a motion to approve it.

BY MR. DUBALDI: I will second it.

ROLL CALL:

McCarville:	No.
VanLeeuwen:	No.
Soukup:	No.
Lander:	No.
Dubaldi:	No.
Schiefer:	No.

BY MR. SCHIEFER: Go to the Zoning Board, get your variance and we will go after the special permit.

BY MR. CUOMO: Getting a variance for the fact that the lot area in commercial which is the new zone to have a caretaker you have to have 20 acres and we have six, so I don't think we will have any problem getting that, so it's not our fault but we just don't have it.

BY MR. SCHIEFER: We won't take any further action and you will go to the Zoning Board of Appeals, get

September 12, 1990

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your variance, and come back to us.

BY MR. CUOMO: We have to get a stamped plan from you, Mr. Chairman, to go to the Zoning Board of Appeals.

BY MR. LANDER: Just sign your name, they want to know that's the plan you looked at.

BY MR. BAECOCK: It's a lot area, so the plan as far as the configuration of the buildings or the parking area won't change as far as the Zoning Board of Appeals.

BY MR. SOUKUP: I have to tell you in my opinion, 20 acre minimum lot size for a caretaker's unit on a commercial facility is a rather large number.

BY MR. EDSALL: It's quite incredible. It's more than what is required by zoning for the golf course. But I didn't make the bulk tables.

90-41



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

new #

TOWN OF New Windsor P/B # -

WORK SESSION DATE: 31 July 1990

APPLICANT RESUB.
REQUIRED: Yes Full w/ fixed plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Duffers

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: John Minuta - PVC

TOWN REPS PRESENT: BLDG INSP.
FIRE INSP. X Bob R
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Princ Ute
- A-13 also B-10
- Accor s/pure variance(s)
- relocated if nec - putting green
- reloc septic tank
- "see enlarged s/p"
- per Bob R
- no basement 2 story on station grade max
- add 2 pks spaces
- revise table

ASSTON
\$750

Orig
AUG 17 1990

90 - 41

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
DUFFERS HIDEAWAY has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

John P. [Signature]
SANITARY SUPERINTENDENT

9-4-90

DATE

✓
CC: H.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSPECTOR~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

Paul V. Cuomo for the building or subdivision of

Duffers Hideaway has been

reviewed by me and is approved ☒

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Luman R. Masten Jr

SANITARY SUPERINTENDENT

August 25, 1990

DATE

8-21-90

Aug 17 1990

90-41

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Paul V. Cramer for the building or subdivision of

Duff's Hideaway has been

reviewed by me and is approved ☒

disapproved _____

If disapproved, please list reason _____

There is town water servicing this prop.

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC:M.E.

DUFFER.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 22 August 1990

SUBJECT: Duffer's Hideaway Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-90-41

DATED: 17 August 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-078

A review of the above referenced subject site plan was conducted on 21 August 1990.

This site plan is acceptable.

PLANS DATED: 16 August 1990; Revision 13.

Robert F. Rodgers ^{MR.}
Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
cc: H.E.

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Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SPECIAL PERMIT

1. Name of Project DUFFERS HIDE AWAY
2. Name of Applicant JERRY IMPALLIERE Phone 562-8310
Address 13 HILLTOP DRIVE NEW WINDSOR NY 12553
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record JERRY IMPALLIERE Phone 562-8310
Address 13 HILLTOP DRIVE NEW WINDSOR NY 12553
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan PAUL V. CUOMO P.E. Phone 567-0063
Address 2005 D ST. BLD 204 STEWART INT. APT NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting P.V. CUOMO Phone 567-0063
(Name)
7. Location: On the EAST side of ROUTE 32
300 feet NORTH
(Street)
of HILLSIDE AVE
(Street)
8. Acreage of Parcel 6.69 ACRES 9. Zoning District DESIGN SHOPPING C
10. Tax Map Designation: Section 9 Block 1 Lot 25.21
11. Describe proposed use in detail: CARETAKERS
HOUSE

COMMUNITY DEVELOPMENT
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550
(516) 531-1111

12. Other Property Information:

- a.) Is the proposed use in or adjacent to a Residential District? YES
- b.) Is a pending sale or lease subject to Planning Board approval of this application? NO
- c.) When was property purchased by present owner? MARCH 85
- d.) Has property been subdivided previously? NO When?
- e.) Has property been subject of special permit previously? NO When?
- f.) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- g.) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

13. Attach a proposed plan showing the size and location of the Lot and location of all buildings and proposed facilities, including access drives, parking areas and all streets within 200 feet of the Lot. Plan should also comply with the Site Plan Checklist, as applicable.

AFFIDAVIT

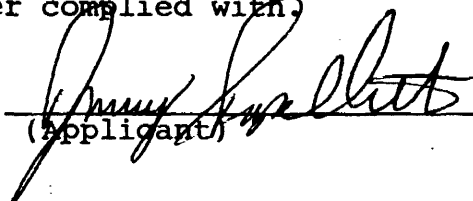
Date: _____

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The Applicant further understands and agrees that the Planning Board may require you to periodically renew a Special Permit and withhold renewal upon a determination that prescribed conditions have not been or are no longer complied with.


(Applicant)

Sworn to before me this
17th day of August, 1990.
Patricia A. Barnhart
(Notary)

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1991.

AUG 17 1990
90-41

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

JERRY IMPELLITTERE JR deposes and says that he
resides at 3 HILTOP DR NEW WINDSOR
(Owner's Address)
in the County of ORANGE
and State of NEW YORK
and that he is the owner in fee of DUFFERS HIDE-A-WAY
139 WINDSOR HWY
which is the premises described in the foregoing application and
that he has authorized PAUL CUOMO
to make the foregoing application as described therein.

Date: 8-17-90

Jerry Impellittere Jr
(Owner's Signature)

Patricia C. Brunhart
(Witness' Signature)

AUG 17 1990

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---------------------------------------------------------------------|----------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing Date | Section |
| 7. <input checked="" type="checkbox"/> Revision Dates | 33. <input checked="" type="checkbox"/> Storm Drainage |
| | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 36. <input checked="" type="checkbox"/> Water Supply |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| of Site | |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input checked="" type="checkbox"/> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <input checked="" type="checkbox"/> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <input checked="" type="checkbox"/> Building Coverage (% |
| 22. <input checked="" type="checkbox"/> Landscaping | of Total Area) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening | Ft.) |
| 25. <input checked="" type="checkbox"/> Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% |
| 26. <input checked="" type="checkbox"/> Parking Areas | of Total Area) |
| 27. <input checked="" type="checkbox"/> Loading Areas | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 28. <input checked="" type="checkbox"/> Paving Details | 51. <input checked="" type="checkbox"/> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces |
| | Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances to the best of my knowledge.

By: _____

Licensed Professional

Date: _____

Aug 16 1990

PROJECT I.D. NUMBER

617.21

90-41
AUG 17 1990 SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>GERARD IMPELLITTERI</i>	2. PROJECT NAME <i>DUFFERS HIDEAWAY</i>
3. PROJECT LOCATION: Municipality <i>NEW WINDSOR NY</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>SEE ATTACHED MAP</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>BUILDING CARPENTERS HOUSE ADJACENT NEXT TO CLUB HOUSE</i>	
7. AMOUNT OF LAND AFFECTED: <i>N/A</i> Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <i>PLANNING BOARD OF NEW WINDSOR</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <i>PLANNING BOARD OF NEW WINDSOR</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>JERRY IMPELLITTERI</i> Date: _____	
Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly: 	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____

Date _____

_____ of _____

_____ County, New York

Permit Application for Development
in
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)
- B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)_____
(Address)

_____, NY () _____ - _____.

1. Name and Address of Applicant

JERRY

(First Name)

(MI)

IMPELLIERE

(Last Name)

Street Address:

13 HILLTOP DRIVE

Post Office:

NEW WINDSOR

State:

NY

Zip Code:

12553

Telephone:

914 562-8310

2. Name and Address of Owner (If Different)

N/A

(First Name)

(MI)

(Last Name)

Street Address:

Post Office:

State:

Zip Code:

Telephone: ()

3. Engineer, Architect, Land Surveyor (If Applicable)

PAUL

V.

COOMO, P.E.

(First Name)

(MI)

(Last Name)

Street Address:

2005 D ST BLD 704 STEWART INTER

Post Office:

NEW WINDSOR

State:

NX

Zip Code:

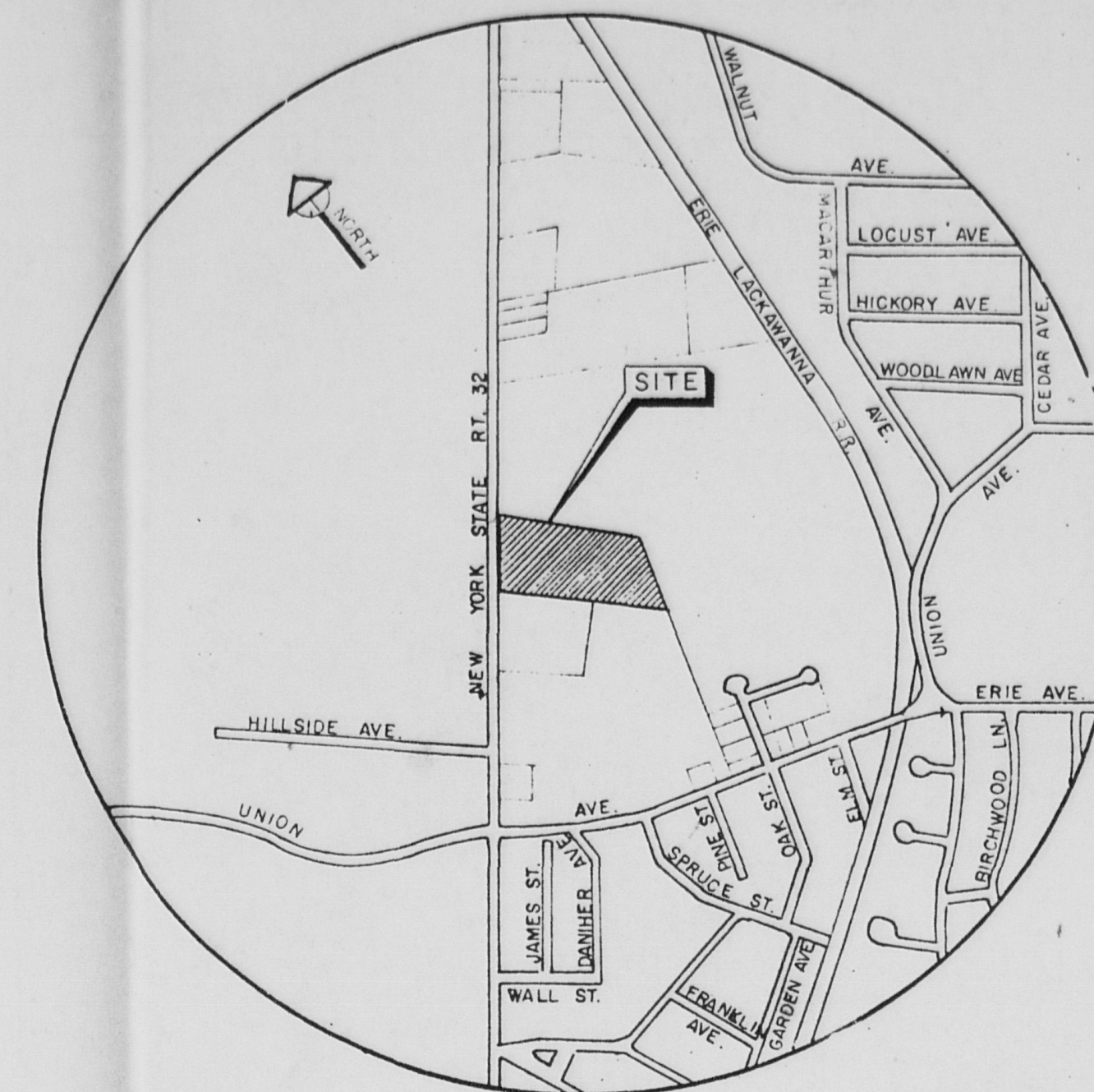
12553

Telephone:

914 567-0063

PROJECT IS NOT IN
FLOOD PLAIN

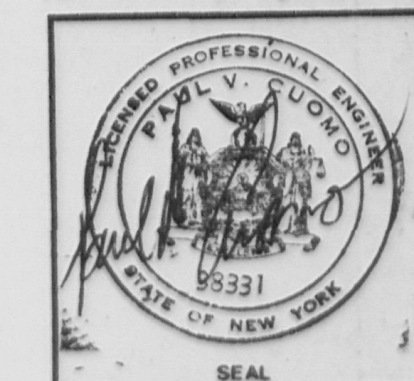
Paul, P.E.

[illegible]

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DRAWING ENTITLED "MAP OF SURVEY FOR JERRY IMPELLITTERI, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK"; PREPARED BY PETER R. HUSTIS LICENSED LAND SURVEYOR AND DATED JANUARY 29, 1985.
2. A VARIANCE WAS GRANTED ON NOVEMBER 13, 1989 BY THE NEW WINDSOR ZONING BOARD OF APPEALS FOR THE FOLLOWING: THE MAXIMUM BUILDING HEIGHT AND SIDE AND REAR YARD SETBACK REQUIREMENTS.
 - A. FROM A 35' MAXIMUM FENCE HEIGHT TO ALLOW A 50' HIGH FENCE.
 - B. FROM A 6' SIDE AND REAR YARD TO ALLOW 4' SIDE AND REAR YARDS FOR THE ABOVE FENCE.
3. A VARIANCE WAS GRANTED ON DEC. 10, 1989 BY THE NEW WINDSOR ZONING BOARD OF APPEALS FOR LOT AREA VARIANCE OF 13.31 ACRES.

PAUL V. CUOMO, P.E.
STEWART INTERNATIONAL AIRPORT NEW WINDSOR, N.Y.

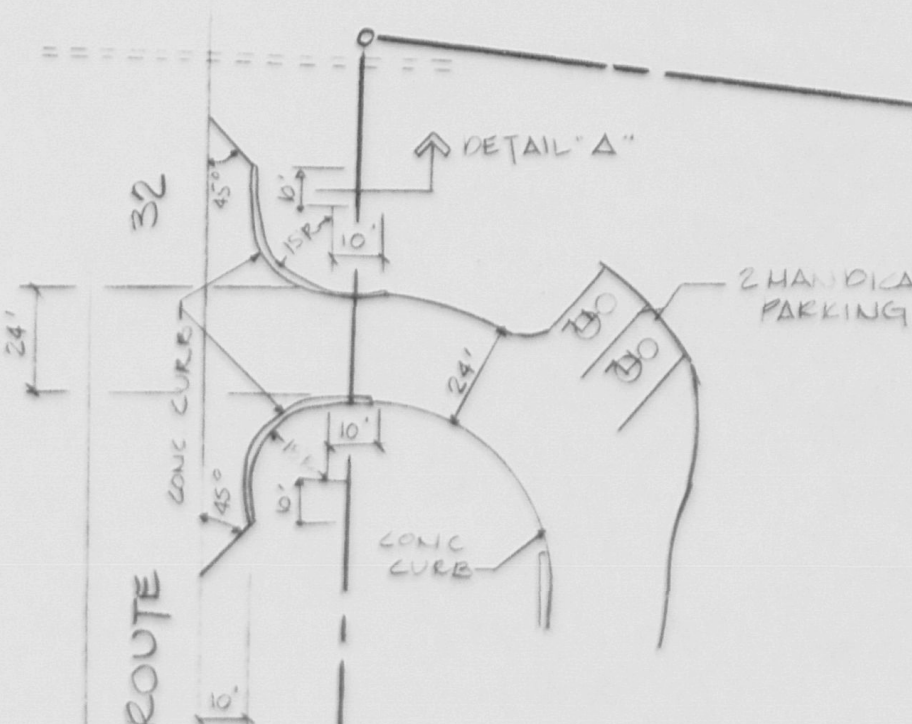


DATE:	1/13/88
DRAWN BY:	VAR
CHECKED BY:	PVL
SCALE:	AS NOTED
JOHN 90-020	

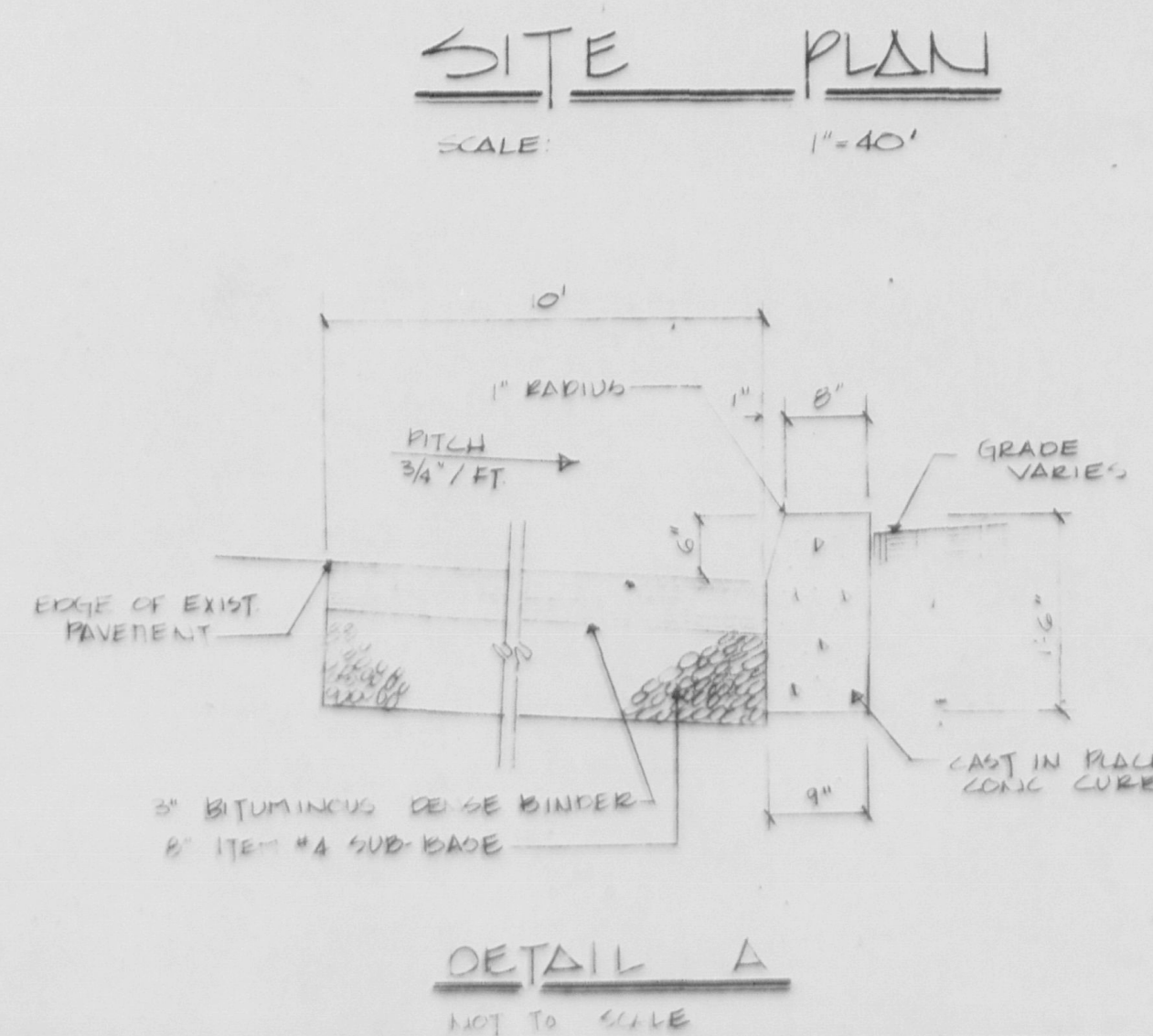
DRAWING NO

SP-1

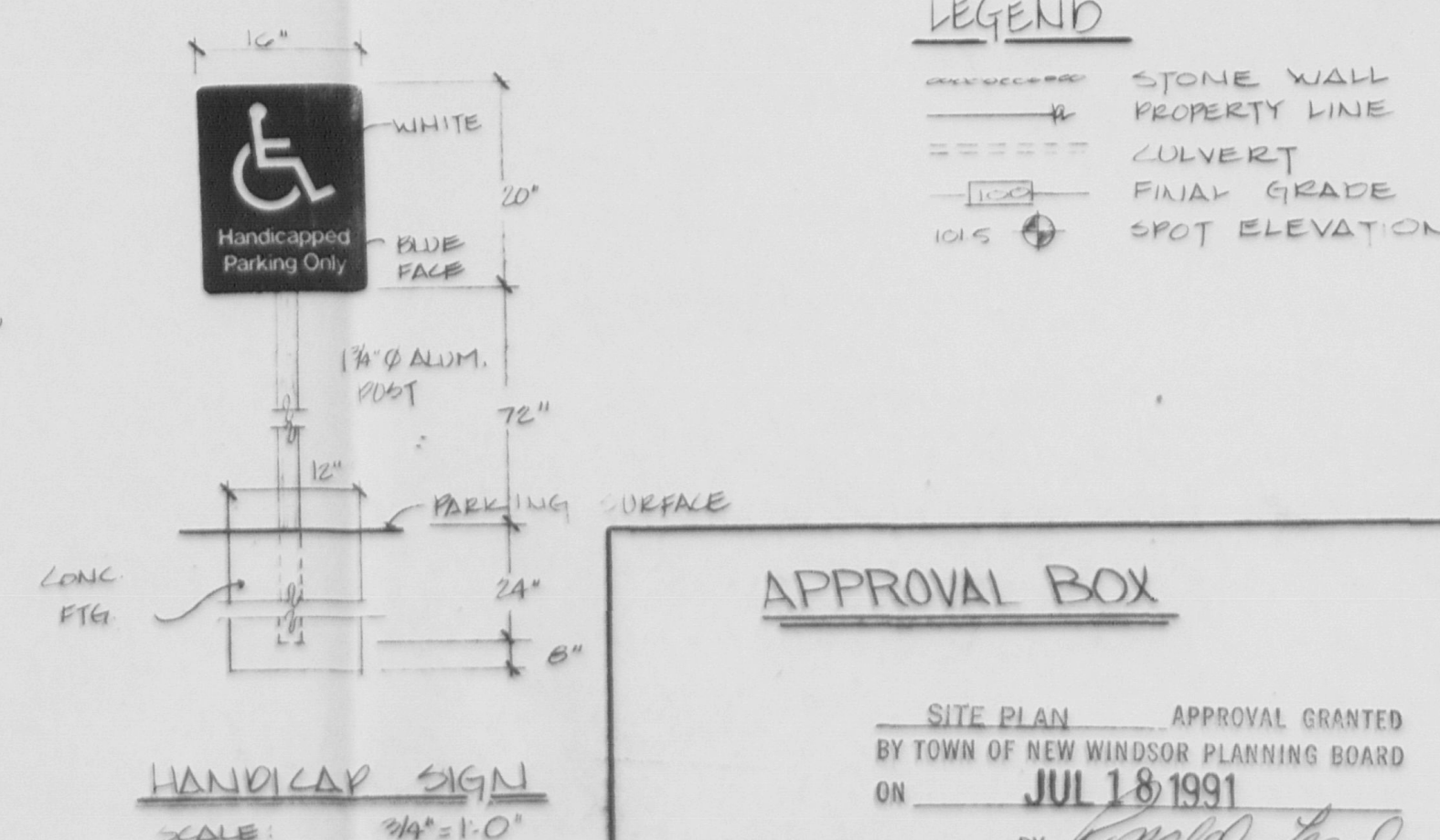
SHT. OF 2



ENTRANCE DETAIL

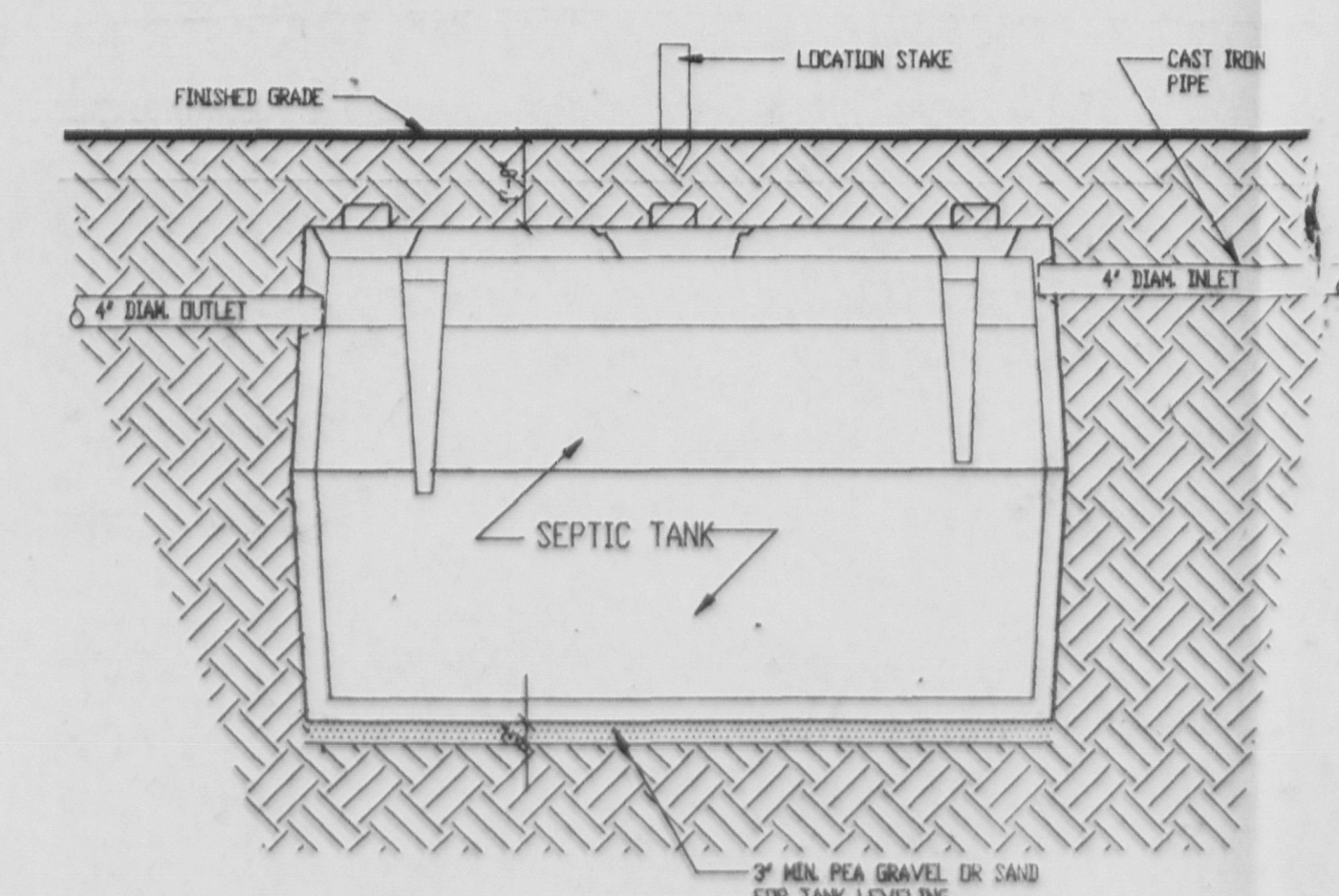
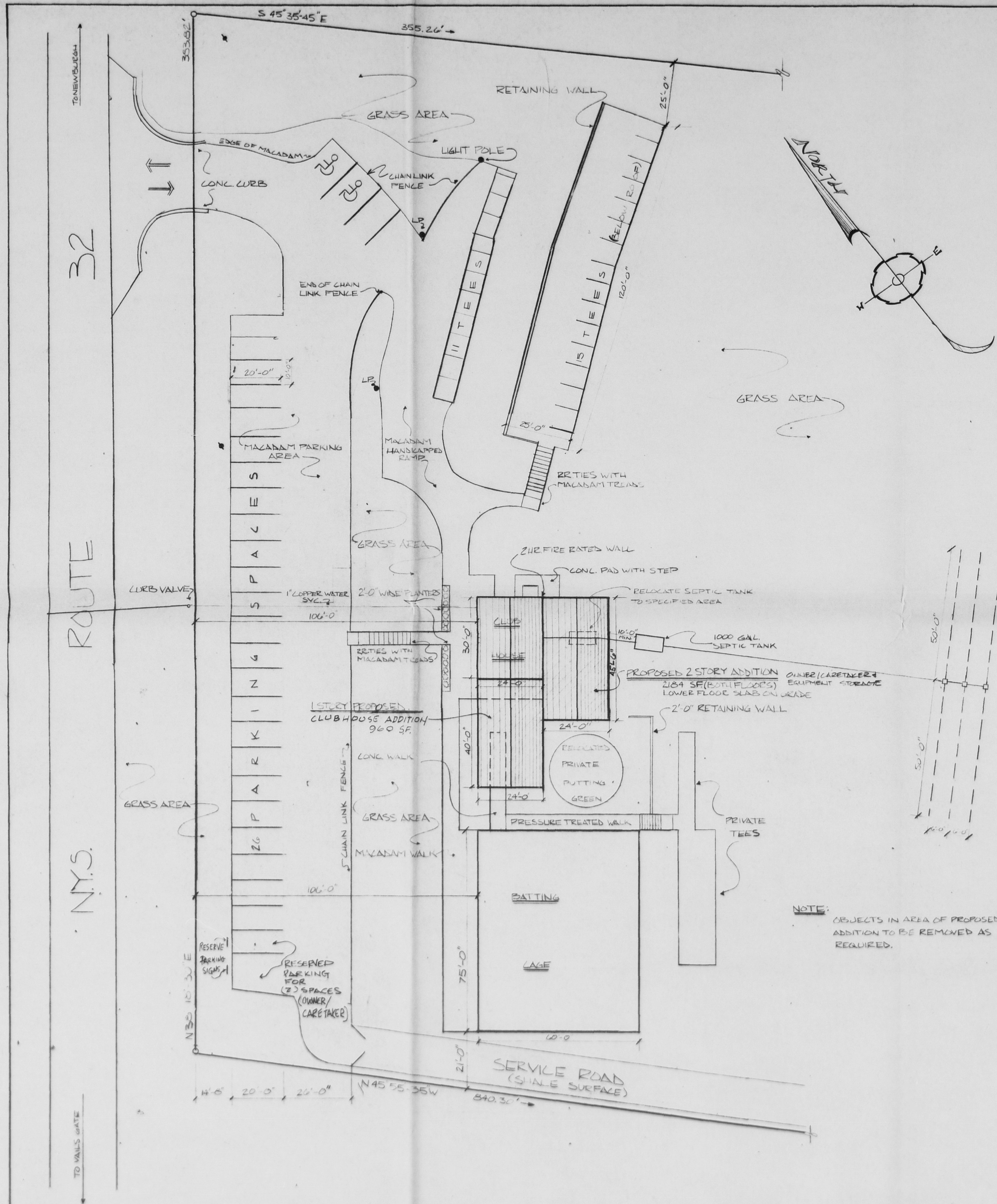


NOTE LIGHT POLES BEHIND TEE AREA
HEIGHT 20 FEET
WATTS 1000 / POLE
2 LIGHTS / POLE, ONE NARROW BEAM,
ONE WIDE BEAM
NARROW BEAM 200 YARDS RANGE
WIDE BEAM 75 YARDS RANGE



APPROVAL BOX

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JUL 18 1991
BY *Ronald Lander*
RONALD LANDER
SECRETARY



PRINCIPAL USE

PRESENT ZONING AS OF JULY 11, 1990
 DESIGN SHOPPING (C)

ITEM USE REGULATIONS-COL. A NO.1	REQUIRED	PROVIDED
LOT AREA	80,000 SQ./FT.	6.69 ACRES
LOT WIDTH	200 FT.	383.82 FT.
FRONT YARD DEPTH	60 FT.	106 FT.
SIDE YARD WIDTH-ONE	30 FT.	105 FT.
SIDE YARD WIDTH-BOTH	70 FT.	313 FT.
REAR YARD DEPTH	30 FT.	583 FT.
STREET FRONTAGE	N/A	383 FT.
MAX. BUILDING HEIGHT	6'"/FT NEAREST LOT	0.00958
FLOOR AREA	N/A	N/A
MIN. LIVEABLE FLOOR AREA	N/A	N/A
DEVELOPMENT COVERAGE	N/A	N/A
MIN. OFF STREET PARKING:		
1 FOR EACH 5 PERSONS FOR WHICH DESIGNED, BUT NOT LESS THAN 4 PER ACRE.		
REQUIRED PARKING:	6.69 ACRES X 4 = 26.7	27 SPACES

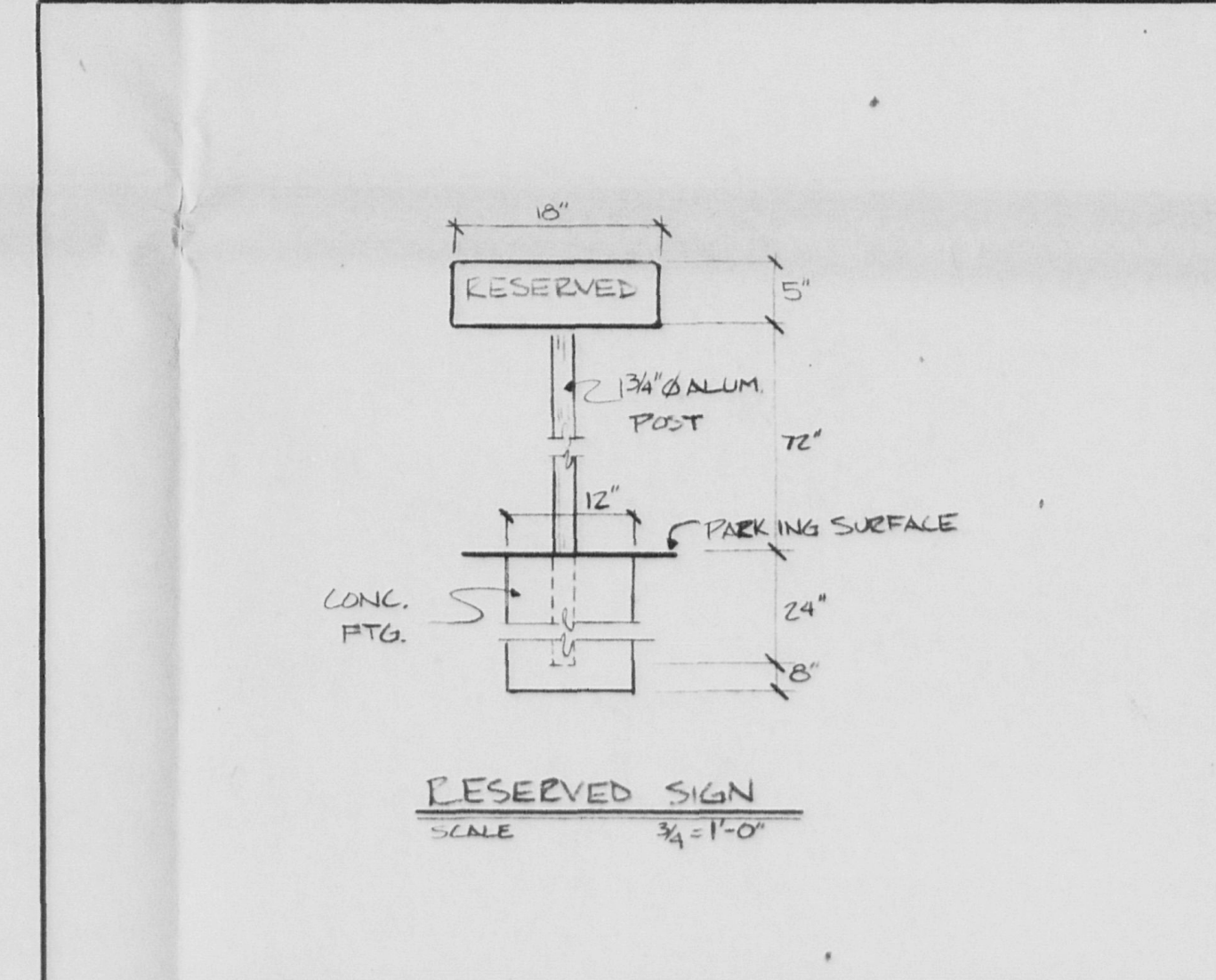
SPECIAL PERMIT USE

PRESENT ZONING AS OF JULY 11, 1990
 DESIGN SHOPPING (C)

ITEM USE REGULATIONS-COL. B NO.10	REQUIRED	PROVIDED
LOT AREA	20 ACRES	6.69 ACRES*
LOT WIDTH	300 FT	383.82 FT
FRONT YARD DEPTH	100 FT	106 FT
SIDE YARD WIDTH-ONE	100 FT	105 FT
SIDE YARD WIDTH-BOTH	200 FT	313 FT
REAR YARD DEPTH	100 FT	583 FT
STREET FRONTAGE	100 FT	383 FT
MAX. BUILDING HEIGHT	18 FT	23 FT.*
FLOOR AREA	N/A	N/A
MIN. LIVEABLE FLOOR AREA	N/A	N/A
DEVELOPMENT COVERAGE	N/A	N/A
PARKING REQUIREMENTS	20%	17.95%
MIN. OFF STREET PARKING	2 SPACES FOR EACH APT.	
1 X 2 = 2	2	

PARKING CALCULATIONS:

6.69 ACRES X 4 = 26.7	27 SPACES
1 APT. X 2 = 2	2 SPACES
	29 SPACES



* VARIANCE GRANTED 12-10-90 FOR LOT AREA AND BUILDING HEIGHT.

APPROVAL BOX

SITE PLAN APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON JUL 18 1991
 BY *Ronald Lander*
 RONALD LANDER
 SECRETARY

PAUL V. CUOMO, P.E.
 STEWART INTERNATIONAL AIRPORT NEW WINDSOR, NY

PROJECT: SUFFERS HIDEAWAY (ENLARGED AND PROPOSED ADDITION)

SHEET TITLE: SITE PLAN (ENLARGED AND PROPOSED ADDITION)

DATE: 7/16/90
 DRAWN BY: JJM
 CHECKED BY: PVL
 SCALE: 1"=20'-0"

DRAWING NO: SP-2

SHT 2 OF 2